

Direction: CITY.1395.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, August 3, 2015, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Costa, Erickson, Hatfield.....Present
Brown, Crowley, Southworth.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of July 20, 2015

Chairperson Erickson asked for any comments or modifications to the July 20, 2015 minutes.

Moved by Commissioner Costa, seconded by Commissioner Andersen, the Plan and Zoning Commission approve the minutes of the July 20, 2015 meeting.

Vote: Andersen, Costa, Erickson, Hatfield.....Yes
Brown, Crowley, SouthworthAbsent
Motion carried.

Item 2 – Public Hearings

There were no Public Hearing items on the agenda.

Item 3 – Old Business

There were no Old Business items on the agenda.

Item 4 – New Business

Item 4a – Wolf Construction, 2202 Wolf Way – Approval of a Major Modification to a Site Plan for a 31,350 square foot storage building and associated landscaping – Scott Wolfswinkel – MaM-002719-2015

Scott Wolfswinkel, Wolf Construction, 2202 Wolf Way, West Des Moines, requested approval to allow for the construction of a 31,350 sf storage building with associated landscaping for the property located at 2202 Wolf Way. He stated that approval would allow him to convert outside storage into inside storage. He commented that he has gone through the variance process with the Board of Adjustment and was hoping to break ground soon.

Mr. Wolfswinkel expressed agreement with all staff recommendations and conditions of approval.

Planner Munford added that there had been concerns with landscaping and architecture for this location. He stated that the stipulations outlined in the staff report specifically addressed the concerns of the Board of Adjustment and neighbors.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Andersen, the Plan and Zoning Commission adopt a resolution recommending the City Council approve recommending the City Council approve the Major Modification to a Site Plan for Wolf Construction allowing the construction of a 31,350 square foot storage building and associated landscaping, subject to the applicant meeting all City Code requirements and the following:

1. The seven (7) screening evergreen trees located on the south side of the building shall be a minimum of 6 feet in height when planted.
2. All landscape screening along the south and west sides of the new building shall be watered regularly and kept in good health. If at any time the vegetation dies or is damaged to the point where it no longer provides screening, it shall be replaced at the earliest time practicable.
3. Storage of any kind shall not occur between the buildings and the western property line or in the grass area along the southern property line.

Vote: Andersen, Costa, Erickson, Hatfield.....Yes
Brown, Crowley, Southworth.....Absent

Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson asked for a motion to adjourn the meeting.

Moved by Commissioner Hatfield, seconded by Commissioner Costa to adjourn the meeting.

Vote: Andersen, Costa, Erickson, Hatfield.....Yes
Brown, Crowley, Southworth.....Absent

Motion carried.

The meeting adjourned at 5:34 p.m.

Craig Erickson, Chairperson
Plan & Zoning Commission

Kimberly Taylor, Recording Secretary